E 1/3 OF LOT 19 (S-1)
(LESS R/W)
PT OR 2139/1141

MCCOLLUM RANDE
795 GEIGER RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0800-0019-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

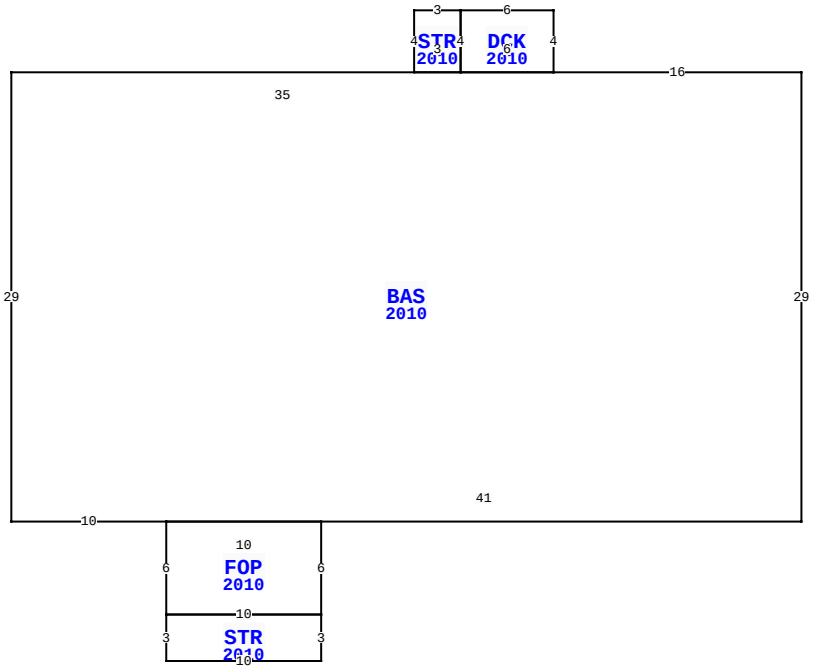
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,479	100	1,479	121,383
DCK	24	10	2	165
FOP	60	30	18	1,478
STR	12	10	1	82
STR	30	10	3	246
TOTALS	1,605		1,503	123,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,503	109.1400	87.31	131,227	2010	2010	0	0	0	6.00	94.00

1 SFR MODULR – 100% - 2020 Heated Area: 1479 HX Base Yr 2020



795 GEIGER RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		233,733
TOTAL MARKET OB/XF VALUE		8,456
TOTAL LAND VALUE - MARKET		95,760
TOTAL MARKET VALUE		337,949
SOH/AGL Deduction		63,869
ASSESSED VALUE		274,080
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		219,080
TOTAL JUST VALUE		337,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429448	GARAGE	122,328	10/01/2014
B1429248	REPAIR/RRF	13,042	08/01/2014
C23526	CO ISSUED	0	07/29/2010
E22680	ELEC OTHER	105	06/01/2010
M15377	H/AC	45	06/01/2010
P14325	OTHER	40	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2715/1823	6/03/2024	QC	U	I	11	100
GRANTOR: MCCOLLUM RANDE						
GRANTEE: MCCOLLUM RANDE						
2139/1141	8/09/2017	LE	U	I	11	100
GRANTOR: MACCHIETTE BARTON & R						
GRANTEE: THURSTON RACHEL MEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W16 DCK=[YR=2010] N4W6 STR=[YR=2010] W3S4E3N4$ S4E6$ W35 S29 E10 FOP=[YR=2010] S6 STR=[YR=2010] S3 E10N3W10$ E10N6W10$ E41 N29$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0510	GARAGE WD-	0	100	20	22	440.00	SF	35.00	35.00	100	1980	1980	3	20	3,080	
2	1242	WD DECK A	0	100	24	12	288.00	SF	10.00	10.00	100	2015	2015	3	70	2,016	
3	1242	WD DECK A	0	100	16	20	320.00	SF	10.00	10.00	100	2015	2015	3	70	2,240	
4	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	100	2015	2015	3	70	1,120	

LAND DESCRIPTION

TOTAL OB/XF 8,456

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0008	RSF-2	0.00	0.00	1.33	AC		1.00	1.00	0.80	90,000.00	72,000.00	95,760							

REVIEW DATE 05/18/2020 BY DJA Total Acres: 1.33 Total Land Value: 95,760 Market: 0 Agricultural: 0 Common: 95,760 PRINTED 08/06/2024 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	03	CONC FINSH 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

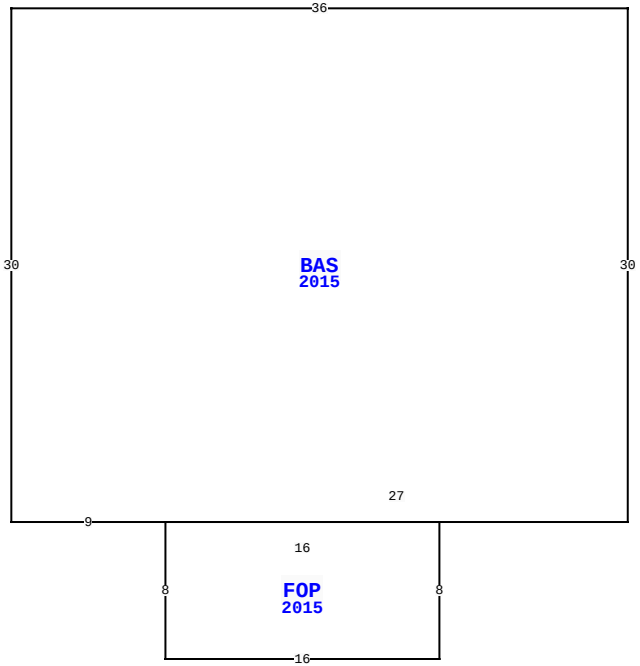
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	106,628
FOP	128	30	38	3,752
TOTALS	1,208		1,118	110,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,118	107.6960	102.31	114,383	2015	2015	0	0	0	3.50	96.50

2 SINGLE FAM – 100% - 2020 Heated Area: 1080 HX Base Yr 2020



795 GEIGER RD, FERNANDINA BEACH

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TOTAL JUST VALUE		337,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10-23526	MODULAR HM	0	04/20/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/1823	6/03/2024	QC	U	I	11	100
GRANTOR: MCCOLLUM RANDE						
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2139/1141	8/09/2017	LE	U	I	11	100
GRANTOR: MACCHIETTE BARTON & R						
GRANTEE: THURSTON RACHEL MEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W36 S30 E9 FOP=[YR=2015] S8 E16 N8 W16$ E27 N30$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/18/2020 BY DJA Total Acres: 1.33 Total Land Value: 95,760 Market: 0 Agricultural: 0 Common: 95,760 PRINTED 08/06/2024 BY SYS